



CITY COUNCIL WORKSHOP MEETING

Monday, May 08, 2023 at 6:00 PM

City Hall

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Presentations
5. Discussion

[A.](#) Housing Action Plan

6. Audience Participation

The City Council encourages public participation during meetings of the City Council and welcomes your comments. This time is set-aside for you to speak to the City Council on any issue. The Council ordinarily takes non-agenda matters under advisement before taking action. You are also invited to comment on action items as they are considered during the meeting. Individual speakers will be limited to three (3) minutes each in addressing the City Council. When addressing the Council, please speak clearly and audibly and state your name and address for the record.

7. Adjournment

City of Algona

Housing Action Plan Strategies



April 24, 2023

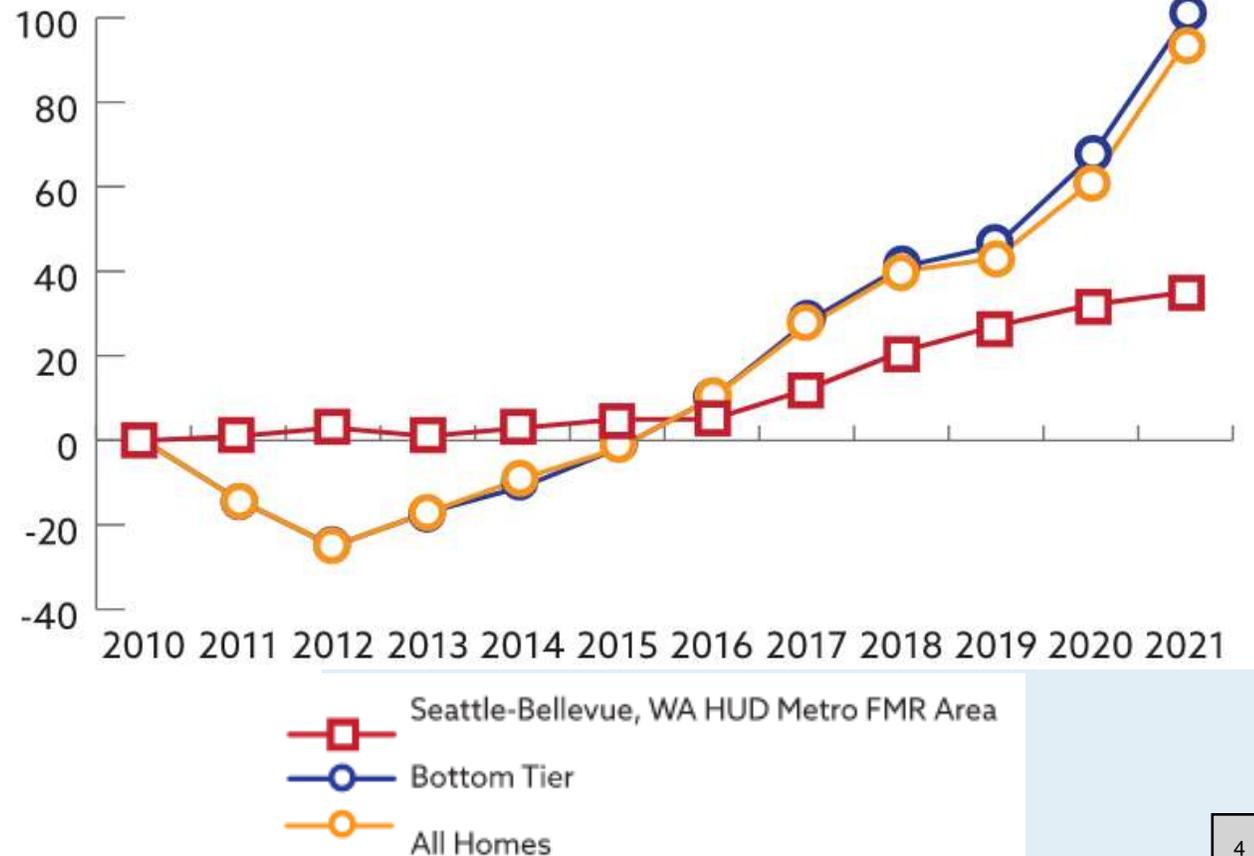
Agenda

1. Background Information
2. HAP Process
3. Recommended Strategies & Actions
4. Next Steps
5. Discussion & Questions

Background Information

- Housing Crisis
- WA Dept of Commerce allocates money provided by House Bill 1923
- Housing Action Plan (HAP) integration with Comprehensive Plan

Percent Change in Home Values and Area Median Income



Relationship to GMA



- What is Algona required to do to plan for housing?
 - Creating capacity to meet the total number of homes anticipated
 - Plan capacity and consider regulations around forms of housing that meet every economic level
 - Ensuring policies reflect the PSRC and King County Planning Policies for housing

Timeline

Housing Needs Assessment
(Fall 2021 – June 2022)

- Applying to Grant
- Data Collection
- Analysis
- Comparison
- Overview of Housing in Algona

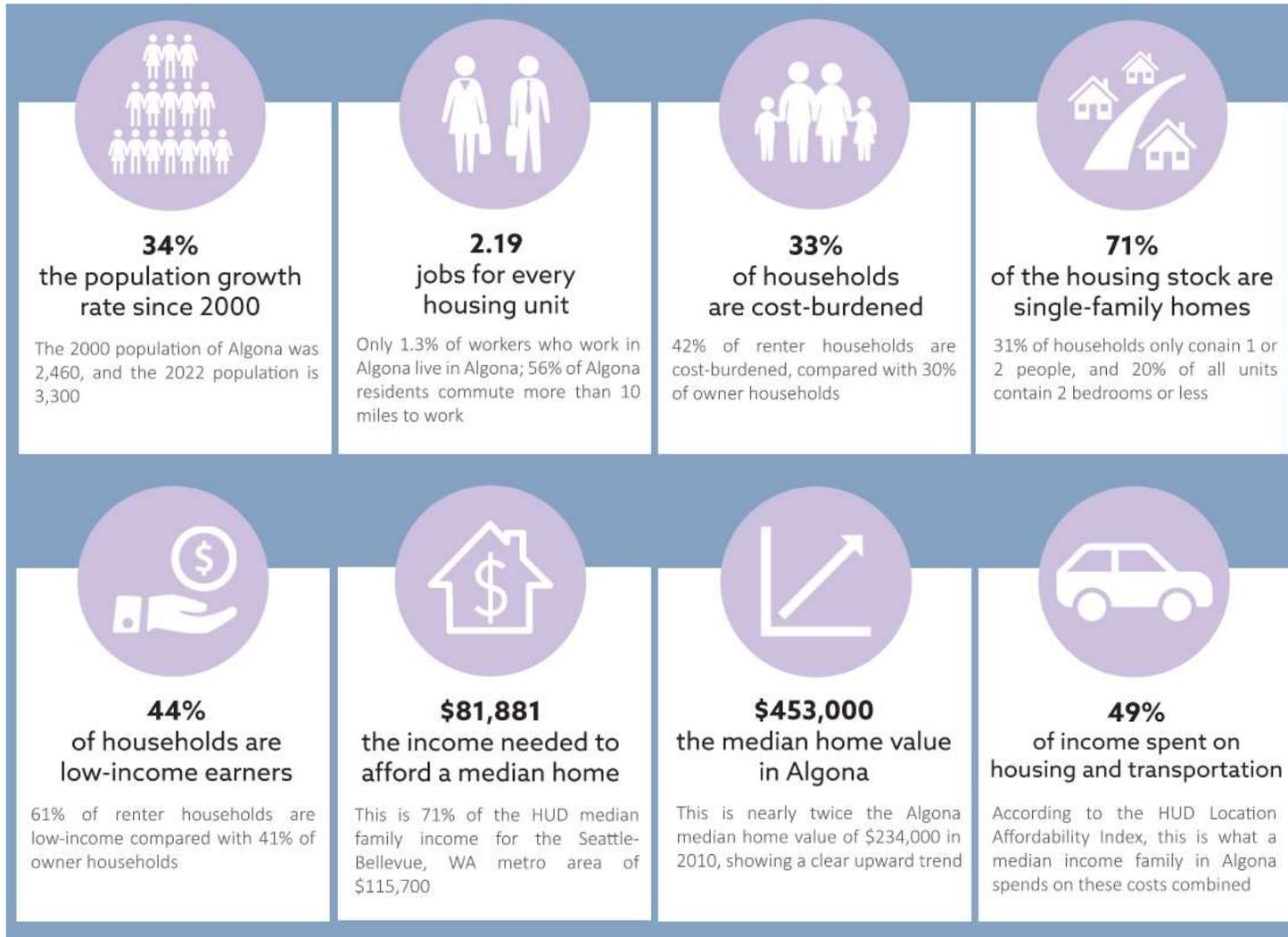
Public Participation
(May 2022 – January 2023)

- Fill Needs Assessment Gaps
- Goals/Objectives
- Community Outreach

Housing Action Plan
(February 2022 – June 2023)

- Strategies & Actions
- Action Plan
Council Adoption

Algona Housing Needs Assessment



Algona Housing Needs Assessment

Exhibit 36: Housing Needs, Existing Supply, and Gaps/Surplus by Income Level (Algona)

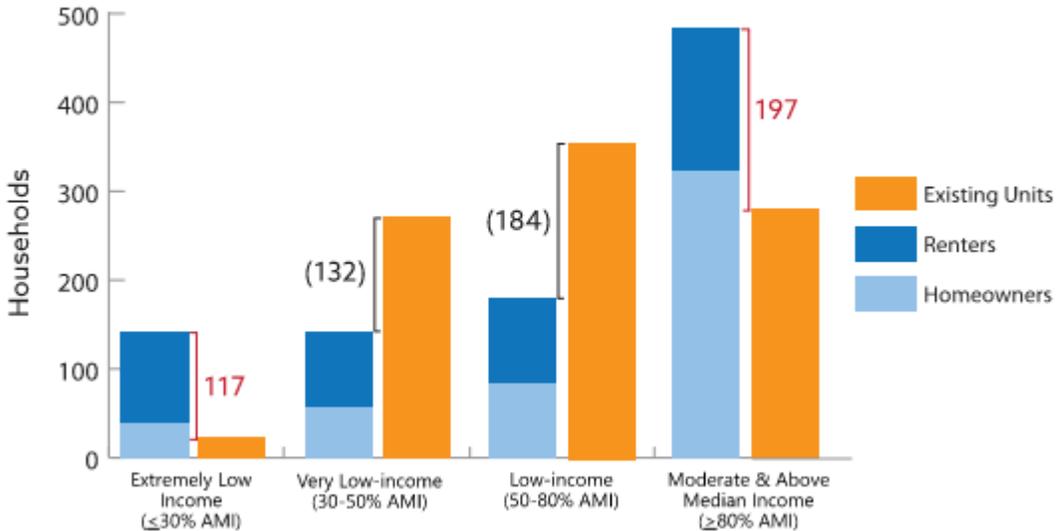


Exhibit 39: Current Gaps versus Projected Gaps Based on Existing Housing (Algona)

	ALL UNITS		UNITS TO OWN		UNITS TO RENT	
	EXISTING GAP	2044 GAP	EXISTING GAP	2044 GAP	EXISTING GAP	2044 GAP
Extremely Low-income (≤30% AMI)	117	142	38	45	78	97
Very Low-income (30-50% AMI)	(132)	(107)	(123)	(113)	(9)	6
Low-income (50-80% AMI)	(184)	(152)	(222)	(207)	37	55
Moderate & Above Median Income (>80% AMI)	197	284	52	110	145	173

Exhibit 35: Housing Needs, Existing Supply, and Gaps/Surplus by Income Level (Algona)

INCOME LEVEL	EXTREMELY LOW-INCOME	VERY LOW-INCOME	LOW-INCOME	MODERATE & ABOVE MEDIAN INCOME
	(≤30% AMI)	(30-50% AMI)	(50-80% AMI)	(>80% AMI)
Existing Need	142	142	180	482
Existing Housing	25	274	364	285
Existing Gap	117	(132)	(184)	197

Algona Housing Needs Assessment

Projected Housing Needs and Gaps by Income Level

170 new housing units needed by 2044

- Extremely Low Income
- Moderate & Above Income

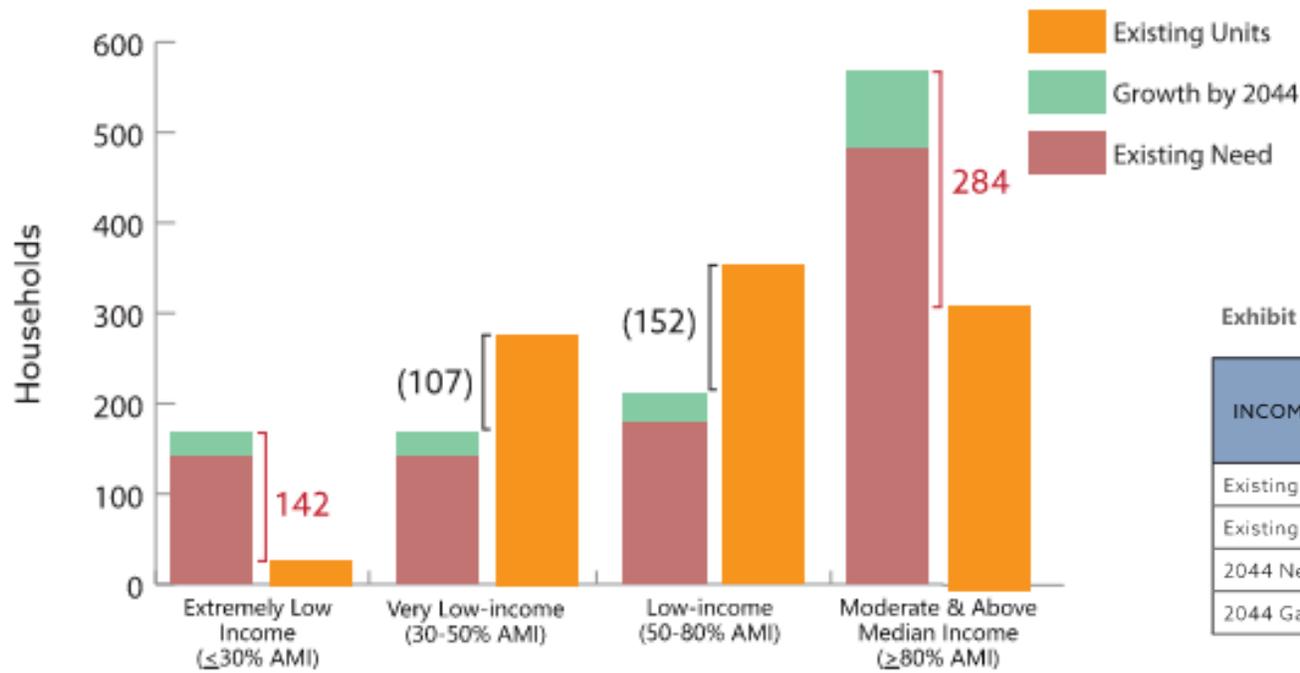


Exhibit 37: Projected Housing Needs and Gaps by Income Level (Algona)

INCOME LEVEL	EXTREMELY LOW-INCOME	VERY LOW-INCOME	LOW-INCOME	MODERATE & ABOVE MEDIAN INCOME
	(≤30% AMI)	(30-50% AMI)	(50-80% AMI)	(>80% AMI)
Existing Need	142	142	180	482
Existing Housing	25	274	364	285
2044 Need	167	167	212	569
2044 Gap	142	(107)	(152)	284

Housing Action Plan Strategies

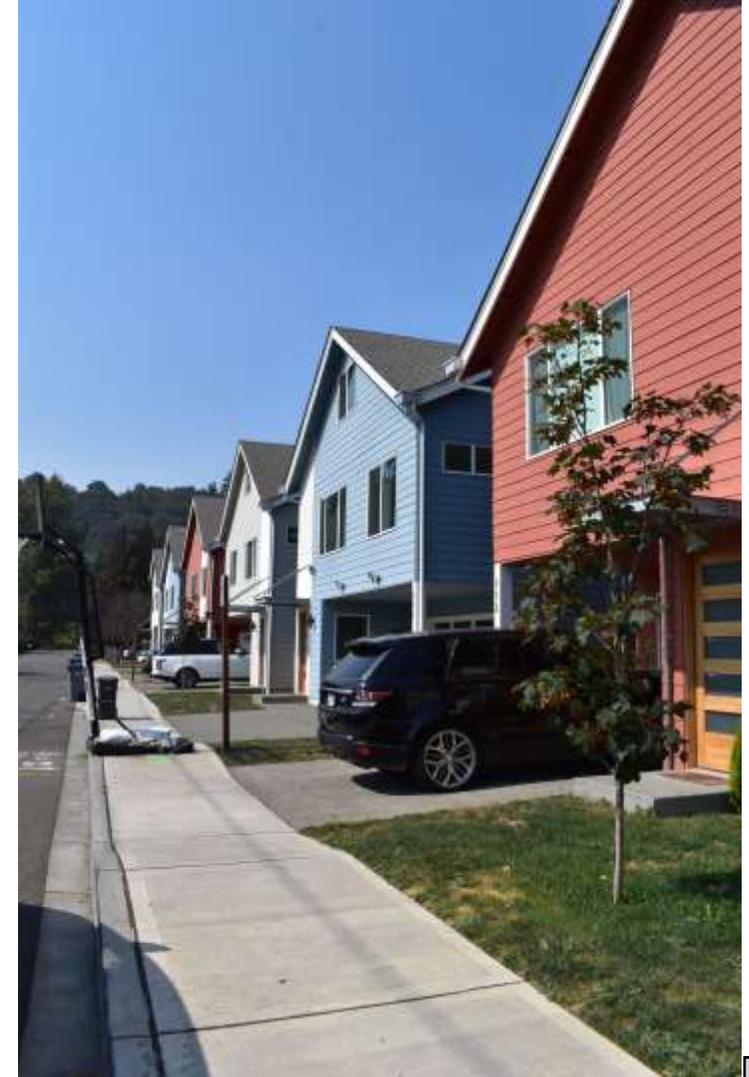
Strategy A: Supporting Quality of Life

Improve Algona's standard of living through infrastructure investments and regulation to maintain the aesthetic and character of the town.

- **Goal A.1: Evaluate the impacts of higher-density development on the existing infrastructure designed for lower-density housing. Prioritize sustainable funding of key infrastructure improvements needed to support future capacity.**
 - **A.1.1: Parking Study Requirements**
 - **A.1.2: Performance Zoning**
 - **A.1.3: Interjurisdictional Cooperation**
 - **A.1.4: Strategic Infrastructure Investments**



- **Goal A.2: Preserve the City's existing housing aesthetic and architectural characteristics while exploring opportunities to build with higher density.**
 - **A.2.1: Expand Design Guidelines**
 - **A.2.2: Preservation and Rehabilitation**
 - **A.2.3: Reduce Minimum Lot Sizes**
 - **A.2.4: Upzoning**
 - **A.2.5: Infill Development**
 - **A.2.6: Further Develop the City's Code Enforcement Program**



Housing Action Plan Strategies

Strategy B: Community Preservation

Retain the existing residential community through programs and incentives that support low-income households.

- **Goal B.1: Keep the existing community rooted.**
 - **B.1.1: Alternative Homeowner Models**
 - **B.1.2: Foreclosure Resources**
 - **B.1.3: Local Housing Fund**
 - **B.1.4: Tenant Protections**
 - **B.1.5: Temporary Emergency Housing**



- **Goal B.2: Grant the next generation the opportunity to live in Algona by ensuring affordable homes are available for every income level.**
 - **B.2.1: Local Programs to Help Build Missing Middle Housing**
 - **B.2.2: Subarea Plans**
 - **B.2.3: Transfer of Development Rights for Affordable Housing**
 - **B.2.4: Public Land for Affordable Housing**



Housing Action Plan Strategies

Strategy C: Increasing Housing Options

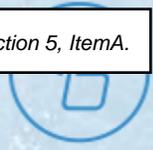
Encourage higher-intensity housing where Algona can support it.

- **Goal C.2: Incentivize housing capacity-building projects.**
 - **C.1.1: Multifamily Tax Exemption**
 - **C.1.2: Density Bonus Program**
 - **C.1.3: Alternative Development Standards for Affordable Housing**
 - **C.1.4: Re-evaluate ADU Program**
 - **C.1.5: Partner with Local Housing Providers**
 - **C.1.6: Strategic Marketing of Housing Incentives**



- **Goal C.2: Evaluate barriers to housing development in the Municipal Code and City website.**
 - **C.2.1: Increase Missing Middle Housing Types in Existing Zones**
 - **C.2.2: SEPA Infill Exemptions**
 - **C.2.3: Flexible Single-Family Development Regulations**
 - **C.2.4: Clarify Ground Floor Requirements on Mixed-Use Occupancy Buildings**





City of Algona Next Steps

Timeline

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Housing Action Plan
(February 2022 – June 2023)

- Strategies & Actions
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Council Adoption
- *Begin working on the Comprehensive Plan Housing Element*

Questions?

Thank you.